

A Publication for
the homeowners
and residents of
San Lorenzo

San Lorenzo

COMMUNITY NEWS

July 2008

May 29, 2008 Board Meeting Highlights

- Fuel Mod/Slope Contribution
- Parking Permits
- Landscape

Parking Permits

Effective June 1, 2008; the only valid parking permits for the Community are the red/white permits recently mailed to Plan 2 Homeowners. All Homeowners need to utilize their garage for parking two vehicles in order to allow visitors access to the guest parking spots. There are a limited number of guest parking spots within the San Lorenzo Community and they should not be used on a daily basis by the Homeowners. Moreover, Homeowners storing items in their garage are violating the CC&R's and will be instructed by the Board and Management until they are in compliance.

Pool Use

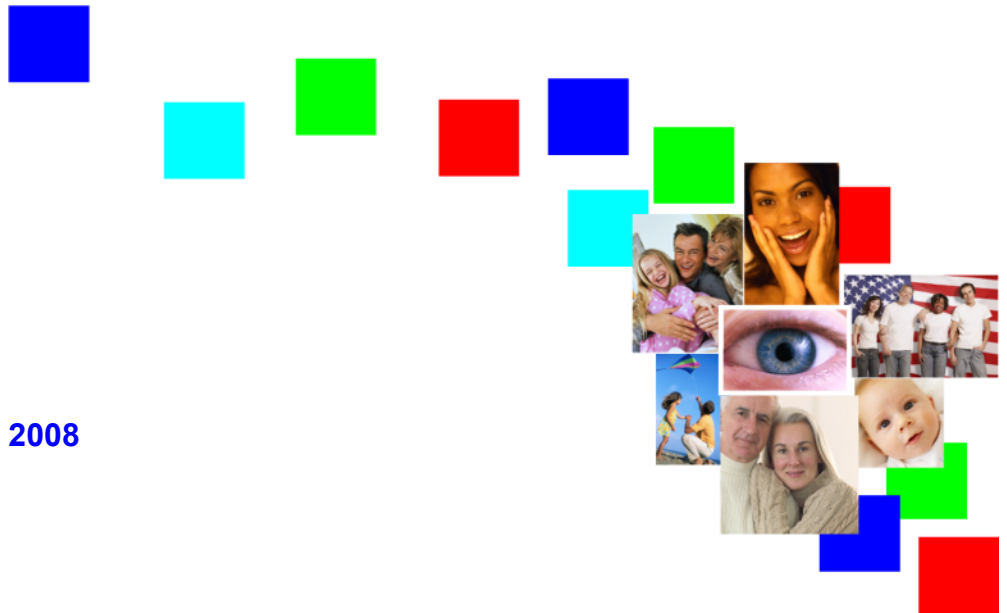
Please close the gates behind you when entering and exiting the pool/spa area. This will deter outside person(s) from entering the community in order to use the pool/spa/bbq areas. Propping the gates open with chairs is a liability for the person doing it and the Association. Please remember, only San Lorenzo Homeowners should enjoy the common areas.

Meeting Dates - CHANGE

The San Lorenzo Board of Directors recently approved to hold Board Meetings each month rotating the start time of the Regular Meetings. EVEN month Regular Meetings will start at 4:30 PM with the Executive Session starting at 4:00 PM. ODD month Regular Meetings will start at 6:30 PM with the Executive Session starting at 6:00 PM. Execuvite Session meetings are closed to the Homeowners unless the specific Homeowner is being called to the hearing by the Board and Management. If you have any questions about the meeting schedule, please contact Taryn Puoci, Community Manager. All Agendas for each Regular Meeting will be posted at the mailboxes at least 4 days prior to the meeting.

Next Board Meeting:

The next Board Meeting is scheduled for July 28, 2008 at 6:30 PM at the San Lorenzo Clubhouse.



Board Meeting Conduct

Please Slow Down!

When driving within the community, please obey all traffic laws ESPECIALLY THE SPEED LIMIT! The few seconds you may be trying to save are not worth the risks involved should a child, pedestrian or another vehicle suddenly appear in front of you and you are unable to stop in time to avoid hitting them. Let's all work together to keep our community safe!

Dog Barking

Please be a considerate neighbor and ensure that your dog's barking is not disturbing your neighbors. We all have the right to the peaceful enjoyment of our home. Having to listen to barking dogs violates that right. Your cooperation is appreciated.

Guest Parking Reminder

Residents are reminded that they are not to utilize Guest Parking spaces for parking their vehicles at any time. Guest Parking spaces are for guests only. Your cooperation is appreciated.

Top Ten Rules For Being A Good Neighbor

1. Don't make judgements about your neighbor.
2. Respect your neighbor.
3. Curb your dog.
4. Don't play the stereo too loud.
5. Park in your own space.
6. Don't be a six-car family.
7. Clean up after yourself.
8. Take care of your property.
9. Help form a Neighborhood Watch.
10. If there is a problem, talk about it. Direct conversation is very effective in resolving conflicts.

1. The Board meeting is a meeting of the Directors of the Corporation.
2. As homeowners, you have a vested interest in your community, and you elected the Board members to take care of those interests.
3. Business matters come before the Board when a motion is made, and seconded. Each motion has a discussion period before a vote is taken. This discussion is to take place only between the Board members (and with management, if needed).
4. When a vote on a motion is taken, it is voted on by the Board members only.
5. If you would like an item to be considered by the Board to be on a future agenda for a decision, please submit your request or suggestion in writing at least a month before the next meeting. If you only want to verbally address the Board, you should plan on participating in the Open Forum portion of the meeting. (Note: The Board may be unable to make decisions on items until they have done the proper research and had time to consider their findings.)

"I have a complaint!"

Techniques To Use That Get Results

Our Board of Directors and management company welcome constructive complaints because they help them do a better job. Results-oriented complaints usually can be settled in the initial stage and the result will be fewer complaints in the future. Here are some techniques to follow to ensure results:

- Keep the tone polite and professional. Try not to get angry or emotional.
- Avoid using threats. Threats diminish productive communication. If you push others they may respond emotionally and the issue will be lost in the process.
- State what you want done.
- Listen and ask questions.
- You may want to negotiate. Be ready to suggest alternative solutions.
- If there is an agreement, confirm it. Make a written note to yourself. If the problem is complex or money is involved, confirm the agreement by letter.
- If you cannot agree on a solution stay calm. Do some more research. But remain calm.

Keeping Our Community Looking Good

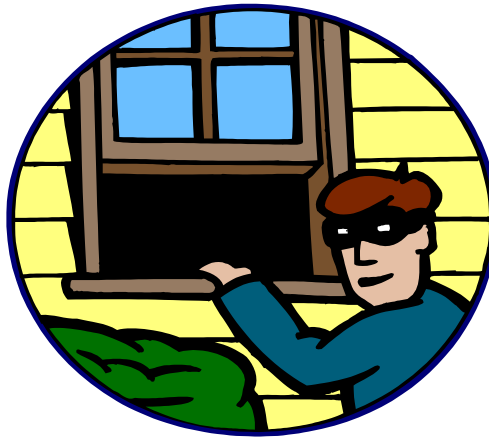
We need all of our resident's help in keeping our community looking its' best. Please do your part and remember to:

- Pick up after your pet and dispose of waste properly.
- Pick up litter you notice in the community and dispose of it.
- Make sure household trash is bagged, secured and disposed of in a timely and appropriate manner.
- Thank you for taking pride in the appearance of our community.
- Your cooperation is appreciated!

Top Mistakes That Make Homeowners Prime Targets For Burglars

Most of us consider our home our haven, the place we go to feel safe. But every year, over 2 million homes are violated by burglars. That's a burglary every 15 seconds!

Many times, the victims are careful people who think they're doing all the right things. But in reality, they're making crucial mistakes that make them targets.



Mistake #1: Leaving the burglar alarm off when you're running out for a few minutes. Sophisticated burglars watch neighborhoods and learn when residents go to work or run errands, and how long they are likely to be away. They're ready to move the minute you leave. So do yourself a favor and set the alarm, even if you're just running out for 15 minutes.

Mistake #2: Posting detailed alarm signs. When you post a sign that identifies the alarm company, you've just given the burglar the information he needs to disable the alarm. All the burglar has to do is buy a diagram of how that particular system is wired. It is better to buy a generic sign from a home-supply store that simply says "This House Is Protected By An Alarm System."

Mistake #3: Hiding valuables in the bedroom. It's the first place burglars look: the underwear drawer, under the mattress, high closet shelves, etc. Keep money or jewelry you rarely wear in a safe-deposit box. Hide other valuables in places where burglars don't think to look - in the garage, for example, or above removable ceiling tiles. Or hide valuables in the freezer or in fake soup cans made for this purpose.

Mistake #4: Leaving the lights on. A light that stays on all the time is no more of a deterrent than a dark house. In fact, it helps burglars see better once they're inside. Use timers that turn lights on and off in different parts of the house at different intervals. Electronics and home-improvement stores sell motion detectors that turn on lights or appliances if someone enters the house. They cost about \$20 each.

Mistake #5: Having newspaper and mail delivery stopped when you go away. You may trust your mail and newspaper carriers, but the fact is that you don't know who else is getting the information. So keep your plans quiet. Have a neighbor or close friend pick up your paper or mail. Ask them to drop by at different times of the day. The more activity burglars see, the less likely they are to target your house.



Fido Faux Paws

It's hard not to be a dog lover; after all, mankind entered into a societal pact with them centuries ago. In exchange for food, our dogs will offer us unconditional affection, companionship, and play. In fact, did you know that dogs really want nothing more than to please their masters? It is an undisputed fact, and if you don't believe me tune in to The Learning Channel the next time they profile man's best friend.

Some dogs will roll over and play dead on command. Others will fetch your slippers and newspaper. Some canines have even been known to traverse incredible distances to be reunited with families who were lost in a move. However, one thing that our bowzer buddies are unable to do is to clean up after themselves.

If you have a canine collaborator, please do pick up his droppings for him-remembering that he doesn't have opposing thumbs with which to handle a pooper-scooper. Failure to do so is not only inconsiderate of your neighbors, or disconcerting to the landscapers, but can you imagine the embarrassment Fido would feel if it ever got out that it was his droppings that all his puppy pals were discovering out in the open like that?

Sensitivity: It's a dog thing.



Action's Community Care Center

Our current Customer Service Department has been enhanced with additional Service Specialists who are cross-trained to assist homeowners with a variety of requests and inquiries.

Our Community Care Center will be your primary point of contact every time you contact Action Property Management. Gone are the days of voicemail messages to your assigned customer service representative. Now, any one from our team of specialists can assist you with your questions or requests. Even if you choose to leave a message, your message will be documented and routed to our Community Care team by a live receptionist.

Hours of coverage for Community Care to 7am to 7pm Monday through Friday to better serve you.

We hope that you will find this service beneficial. We are continually striving to offer the highest quality service and ensure that living in your community is an enjoyable experience.

Here is our contact information:

Telephone: 800 400-2284

Email: communitycare@actionlife.com

ACTION PROPERTY MANAGEMENT, INC. IS PLEASED TO AUTOMATIC PAYMENT DEDUCTION FOR YOUR ASSESSMENT PAYMENT

How does it work? Each month, your assessment payment is automatically deducted from your checking account and is credited to your Association account.

*It's safe... It's easy...it's
convenient...and best of all it's
FREE!*



No longer will you have to write out a check, spend money on postage and worry about your payment getting delayed or lost in the mail. And no more late charges!

This service is available NOW. Contact Action Property Management to receive an application. When your application is processed, we will send you a confirmation as to the starting date of your automatic payments. Until you receive a confirmation, continue mailing your payments. Payments will be automatically deducted from your bank account on the 5th day of each month. And you may cancel at any time. It's as simple as that.

If you have any questions about the ACH automatic payment service or to sign up, please contact our Community Care Department at 949-450-0202 or 800-400-2284.



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Management Company Information

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